

City Council  
Atlanta, Georgia

01-0 -1264

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-01-53/Z-84-96

AN ORDINANCE TO AMEND ORDINANCE Z-84-96,  
AS AMENDED, ADOPTED BY CITY COUNCIL  
DECEMBER 3, 1984 AND APPROVED BY THE MAYOR  
DECEMBER 5, 1984, REZONING FROM THE O-I (OFFICE-  
INSTITUTIONAL), O-I-C (OFFICE INSTITUTIONAL-  
CONDITIONAL), AND R-3 (SINGLE-FAMILY RESIDENTIAL)  
DISTRICTS TO THE PD-OC (PLANNED DEVELOPMENT-  
OFFICE COMMERCIAL) DISTRICT, PROPERTY LOCATED  
AT **3495-3525-3565 PIEDMONT ROAD, N.E.**, FOR THE  
PURPOSE OF APPROVING AN AMENDED SITE PLAN.  
OWNER: PIEDMONT IVY ASSOCIATES, LLC  
APPLICANT: SAME  
BY: CARL E. WESTMORELAND, JR., ESQ.  
NPU-B COUNCIL DISTRICT 7

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the previously approved site plan governing the development of the property at **3495-3525-3565 Piedmont Road, N.E.**, and more particularly described by the attached legal description identified as Exhibit A, is hereby amended so as to permit the additional construction as shown on the site plan, entitled, "Piedmont Center, PC Associates, Master Plan," prepared by Smallwood Reynolds, Stewart, Stewart and Associates, Inc., Architects, dated July 19, 2001 and marked received by the Bureau of Planning July 20, 2001.

SECTION 2. That all other conditions governing the development of this property, originally adopted by City Council as Z-84-96 on December 3, 1984, and approved by the Mayor on December 5, 1984, shall remain in full force and effect.

SECTION 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

"PIEDMONT CENTER - PIEDMONT ROAD & OLD IVY ROAD"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 62, 63, 97, AND 98 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY R/W OF PIEDMONT ROAD (60' R/W) A DISTANCE OF 781.2 FEET NORTHWESTERLY FROM THE INTERSECTION FORMED BY THE NORTHEASTERLY R/W OF PIEDMONT ROAD (60' R/W) AND THE NORTHWESTERLY R/W OF IVY ROAD (50' R/W) AND RUNNING THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY R/W OF PIEDMONT ROAD (60' R/W) THE FOLLOWING COURSES AND DISTANCES: N58°21'30"W, 100.1 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 52.65 FEET TO A POINT (SAID ARC HAVING A CHORD DISTANCE OF 52.60 FEET ON A BEARING OF N58°22'W); THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 62.15 FEET TO A POINT (SAID ARC HAVING A CHORD DISTANCE OF 62.12 FEET ON A BEARING OF N58°08'W); THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 85.0 FEET TO A POINT (SAID ARC HAVING A CHORD DISTANCE OF 84.96 FEET ON A BEARING OF N57°50'W); THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 199.8 FEET TO A POINT (SAID ARC HAVING A CHORD DISTANCE OF 199.79 FEET ON A BEARING OF N57°16'W); THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 329.6 FEET TO A POINT (SAID ARC HAVING A CHORD DISTANCE OF 328.94 FEET ON A BEARING OF N51°30'30"W); THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 125.5 FEET (SAID ARC HAVING A CHORD DISTANCE OF 125.38 FEET ON A BEARING OF N39°36'W); THENCE N39°21'W, 339.0 FEET TO A POINT; THENCE N39°33'W, 424.8 FEET TO A POINT; RUNNING THENCE N50°37'E, AND DEPARTING FROM PIEDMONT ROAD, A DISTANCE OF 437.4 FEET TO A POINT ON THE NORTH LINE OF LAND LOT 98; RUNNING THENCE S88°04'30"E ALONG THE NORTH LINE OF LAND LOT 98 A DISTANCE OF 105.5 FEET TO A POINT; RUNNING THENCE S88°22'E, AND CONTINUING ALONG THE NORTH LINE OF LAND LOT 98, A DISTANCE OF 241.3 FEET TO A POINT; RUNNING THENCE N00°24'30"E A DISTANCE OF 405.5 FEET TO A POINT ON THE SOUTHEASTERLY R/W OF OLD IVY ROAD (30' R/W); RUNNING THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY R/W OF OLD IVY ROAD (30' R/W), AND FOLLOWING THE CURVATURE THEREOF, AN ARC DISTANCE OF 195.4 FEET TO A POINT (SAID ARC HAVING A CHORD DISTANCE OF 193.55 FEET ON A BEARING OF N41°35'E; RUNNING THENCE S54°58'E A DISTANCE OF 154.2 FEET TO A POINT; RUNNING THENCE S33°01'W A DISTANCE OF 24.0 FEET TO A POINT; RUNNING THENCE S34°15'30"W A DISTANCE OF 44.2 FEET TO A

1 of 2

2-01-53/2-84-96

NT; RUNNING THENCE N86°43'W A DISTANCE OF 8.0 FEET TO A POINT;  
JUNNING THENCE S01°44'W A DISTANCE OF 410.9 FEET TO A POINT ON THE  
SOUTH LINE OF LAND LOT 97; RUNNING THENCE S88°12'E ALONG THE SOUTH  
LINE OF LAND LOT 97 A DISTANCE OF 8.0 FEET TO THE SOUTHEAST CORNER OF  
LAND LOT 97 (SAID CORNER BEING THE COMMON CORNER OF LAND LOTS 97,  
98, 62, AND 63); RUNNING THENCE S87°42'E ALONG THE NORTH LINE OF LAND  
LOT 62 A DISTANCE OF 1343.7 FEET TO A POINT; RUNNING THENCE S39°34'30"W  
A DISTANCE OF 891.3 FEET TO A POINT; RUNNING THENCE N57°27'30"W A  
DISTANCE OF 9.4 FEET TO A POINT; RUNNING THENCE S31°10'W A DISTANCE OF  
798.1 FEET TO THE NORTHEASTERLY R/W OF PIEDMONT ROAD (60' R/W) AND  
THE POINT OF BEGINNING. SAID PROPERTY CONTAINING 42.8 ACRES.

2-84-96

2-01-53/2-84-96

2 of 2